

BOOK ^P 305 PAGE 478
STATE MS. - DE SOTO CO.
y Aug 23 3 56 PM '96

WARRANTY DEED

BK 305 PG 478
W.E. DAVIS CH. CLK.

This deed of conveyance this day made by the undersigned, DANIEL W. DUVALL and wife, PAMELA K. DUVALL, hereinafter referred to as the GRANTORS, and N. E. ZACHARY and wife, HAZEL M. ZACHARY, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Six Thousand Five Hundred and No/100 Dollars (\$6,500.00), cash in hand paid by the GRANTEES to the GRANTORS, and the cancellation of the GRANTORS purchase money debt as evidenced by that certain Deed of Trust recorded in Real Estate Deed of Trust Book 575, Page 4, in the office of the Chancery Clerk of DeSoto County, Mississippi, and which debt is presently in the principal sum of \$ 48,108.03, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 13 and Lot 14, Section "A", Koko Reef Subdivision, as shown on the plat appearing of record in Plat Book 7, Pages 26-34 in the office of the Chancery Clerk of DeSoto County, Mississippi, and to which recorded plat reference is hereby made for a more particular description, said lots being situated in Section 31, Township 3, Range 9, of DeSoto County, Mississippi, together with all improvements located thereon.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County,

Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show and to those certain restrictive covenants, easements and building limitations as reflected on the plat of said subdivision and to which plat reference is hereby made and to those certain covenants, limitations and restrictions appearing of record in that certain Warranty Deed from N. E. Zachary and wife, Hazel M. Zachary, to Daniel W. Duvall and wife, Pamela K. Duvall, and which Deed is duly recorded in Deed Book 243, Page 319, in the office of the Chancery Clerk of DeSoto County, Mississippi, and to which reference is hereby made.

Taxes and assessments against said property for the year 1996 shall be paid by the GRANTEES.

Possession shall be given upon delivery of this deed.

Witness the signature of Pamela K. Duvall on this the 21 day of August, 1996.

Pamela K. Duvall
PAMELA K. DUVALL

Witness the signature of Daniel W. Duvall on this the 23rd day of August, 1996.

Daniel W. Duvall
DANIEL W. DUVALL

STATE OF FLORIDA
COUNTY OF Walton

Personally appeared before me, the undersigned authority in and for said county and state, on this the 21st day of August, 1996, within my jurisdiction, the within named PAMELA K. DUVALL, who acknowledged that she executed the above and foregoing instrument.

Gwen Danne
NOTARY PUBLIC

My Commission Expires:

07/99

(SEAL)

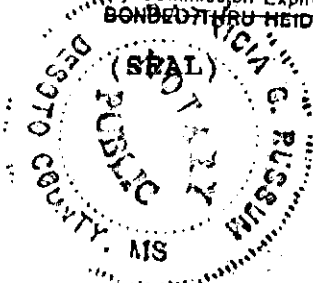
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 23rd day of August, 1996, within my jurisdiction, the within named DANIEL W. DUVALL, who acknowledged that he executed the above and foregoing instrument.

Patricia L. Bussan
NOTARY PUBLIC

My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: January 16, 1999
BONDED BY RU HEIDEN-MARCHETTI, INC.



GRANTORS' ADDRESS:
7588 East County Highway 30A, No. 3
Santa Rosa Beach, FL 32459
Home Tel. No.: 904-231-0196
Business Tel. No.: None

GRANTEES' ADDRESS:
4618 Flamingo Road
Memphis, TN 38117
Home Tel. No.: 901-682-9071
Business Tel. No.: None

Prepared by:
Law Offices of A. Cinclair May
2565 Caffey Street, Suite 100
Hernando, MS 38632
601-429-5038

Indexing Instructions: Record in Lot 13 and Lot 14, Section "A"
Koko Reef Subdivision

No title certificate was rendered by preparer of deed.

9649.1230